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**AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, APRIL 10, 2014 at 6:00 P.M.**

Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, **a majority of Council members may be present at these meetings.** It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc. please contact Community Development Director Mike Jenkins at 928-554-0051 or visit our website at www.campverde.az.gov.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:
March 20, 2014 – General Plan Work Session**
5. **Statement of action points from the Wednesday, March 26th, 2014 Land Use Sub-Committee meeting.**
Chairman: BJ Davis
6. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the “Middle Verde” Character Area.**
The public is encouraged to give input. Staff: Michael Jenkins
7. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the “Historic Downtown” Character Area.**
The public is encouraged to give input. Staff: Michael Jenkins
8. **Determine the next Character Area to discuss.**
9. **Adjournment**

**Next Sub-Committee Meeting
April 16, 2014**

**Next General Plan Work Session
April 24, 2014**

Posted by:

Date/Time:

4/7/14 1:00pm

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**MINUTES DRAFT
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY MARCH 20, 2014
6:00 PM**

*Minutes are a summary of the actions taken. They are not verbatim.
Public Input is placed after Commission motions to facilitate future research.
Public Input, where appropriate, is heard prior to the motion.*

1. Call to Order at 6:00pm

The meeting was called to order at 6:30pm by Chairperson Davis.

2. Roll Call

Chairperson Davis, Commissioners Blue, Parrish, Hisrich, Hough and Norton were present; Commissioner Freeman absent.

Also Present: Community Development Director Michael Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch, and Recording Secretary Marie Moore.

3. Pledge of Allegiance

The Pledge was led by Jim Hisrich.

4. Approval of Minutes:

February 27, 2014 – General Plan Work Session

March 13, 2014 – General Plan Work Session

On a motion by Commissioner Blue, seconded by Commissioner Hough, the Commission voted unanimously to approve the minutes.

5. Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the "Finnie Flat" Character Area.

The public is encouraged to give input. Staff: Michael Jenkins

Community Development Director Mike Jenkins introduced the topic and explained the southern boundary line of the Finnie Flat Character area along State Route 260 was a topic for discussion at the last subcommittee meeting. Members of the subcommittee believed there to be a memorandum of understanding between ADOT and Town Council in regards to no new curb cuts being allowed on State Route 260 from Finnie Flat Road south to Oasis Road. Jenkins explained that staff had gone back after the last subcommittee to try to locate the memorandum of understanding, but was unsuccessful. He explained that he also included an e-mail from the Clerk's Office in the agenda packet that showed they too were also unable to locate any information regarding this topic after diligent research. Jenkins recommended to the Commission to begin with that area.

Chairman Davis suggested that they begin column by column like previous meetings and requested that Kendall insert the total square footage of the Finnie Flat character area in the physical description column for next meeting. Welch explained that she is currently waiting on final boundary line locations to be determined so that the information can be sent over to the County's GIS department for official mapping and character area size calculations.

Physical Description:

Commissioner Hough explained that the South boundary line was originally brought across State Route 260 to exclude commercial land from the Salt Mine character area. He stated he does not remember the reason for the jog in the line near Oasis Road.

Commissioner Blue stated he felt if the line was expanded south to State Route 260 over to the freeway, it would eliminate the jog and include town property which in turn would encourage appropriate commercial building in the area.

Public input:

Susie Thompson asked for clarification of the zoning for the area where the jog is located. It was determined that it is currently R1L, therefore, if someone wanted to do a commercial development it would require a zoning map change and a general plan amendment. Commissioner Hisrich indicated that this won't change the zoning so what is the reason and stated it is important to let the public know that the zoning will not change to commercial on Salt Mine Road.

After further discussion, it is the consensus of the Commission to move the South boundary line. South of State Route 260 from 7th Street to Oasis Road, North along Oasis Road and AZ State Land to Finnie Flat Road, West on Finnie Flat Road to State Route 260.

After discussion from commission and public, it is the consensus to make the following changes:

Built Environment:

- Add Retail Mall or Shopping Center to Businesses
- Add Industrial Park to Businesses
- Add Livestock Grazing/Agriculture to Businesses

Circulation:

- Remove Groseta Drive from Major Roads
- Add Homestead Parkway to Major Roads
- Add State Route 260 and Homestead Parkway to Major Intersections

Points of Interest:

- Remove Camp Verde United Christian Schools from Community Services and replace with Charter Schools
- Remove First Assembly of God, New Beginnings Church – Nazarene, St. Cabrini Catholic Church from Community Services and replace with Various Churches

Remove all Historic Sites listed as the buildings have either been demolished or don't have significant historical value.

Add General Crook Trail to Parks and Recreation

Under Water Resources Correct spelling of Gladdis Wash to Gaddis Wash

Density and Non-Residential Districts:

- Under Existing non-residential zoning districts add C3 to M1 located on the north end of Industrial Drive
- Under preferred non-residential zoning districts rewrite bullet points to reflect the South boundary line change.
 - RS/C1/C2 on the East and West side of State Route 260 from the intersection of Interstate 17 and State Route 260, South to the intersection of State Route 260 and Finnie Flat Road.
 - RS/C1/C2 on the North and South side of State Route 260 from Oasis Road to 7th Street.
 - RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street.

After review of the Introduction for the Finnie Flat Character Area, it is the consensus of the Commission that the Introduction shall be re-written to reflect the updated South boundary line.

After review of the Vision/Goals for the Finnie Flat Character Area, it is the consensus of the Commission that the goals shall be re-written to specifically reflect the Character area.

6. Determine the next Character Area to discuss.

It is the consensus of the Commission that the next character area to be discussed will be the area that is currently being referred to the Historic Downtown character area. Possible name change of this character area to "Uptown" will be discussed at the next P&Z work session.

7. Discussion on next Sub-Committee meeting and next General Plan Work Session Meeting dates.

Sub-Committee Meetings: March 26th and April 2nd, 2014

No Planning & Zoning Meeting on March 27, 2014

Regular Session: April 3, 2014

Work Session: April 10th, 2014

8. Adjournment:

On a Motion by Commissioner Hough, seconded by Parrish, the meeting was adjourned at 7:40 p.m.

BJ Davis, Chairman

Planning & Zoning

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 6th day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2014.

Marie Moore, Recording Secretary

All,

Here are the salient action points that I heard at our meeting last Wednesday. Please let me know if I've forgotten something or have misunderstood something. Please note these are in no specific order.

1. All agreed to take the time needed to update the General Plan thoroughly and target a vote by the citizens in November of 2016. BJD will create an initial calendar to map out progress towards that date for review by all.
2. We agreed to discuss and lay down some ground rules for future Sub-Committee meetings.
3. We all appreciated Mayor Charlie German, Town Manager Russ Martin, and Economic Development Manager Steve Ayers attending and being involved in our meeting. All agreed it would be helpful for Steve Ayers to attend more of these meetings so that the Sub-Committee can understand the economic development vision of each Character Area.
4. It was suggested that we should create a matrix of people who regularly attend the meetings, identifying their focus/interests and possibly experience or the skill set of each, in order to identify viewpoints that we may be missing.
5. There was a sense that we need to review and revise as appropriate, the Vision Statement for the Town. Specifically it was suggested that we speak the fact that we are now a town that is business friendly.
6. It was suggested that we restate, or refer to, many pertinent elements of the General Plan not found in our current Character Area charts but that might be important to any specific Character Area. This is so anyone interested in a specific Character Area, wouldn't miss important data that affects the desired character of that area.
7. It was suggested that we might need to develop individual Visions for each Character Area.
8. The 1998 Visioning Study was mentioned numerous times and we would like to have a copy of that for reference.
9. The issue of public involvement was discussed with a number of differing opinions on whether it was crucial to increase public involvement at this stage. All agreed that public information and feedback is important at various times during the process. A number of methods of increasing public involvement were tossed out and we should consider how best and when to utilize these methods.

Please send me feedback on this and I'll incorporate important items. Also if I have missed anyone who didn't write down their e-mail address, please let me know.

Thanks,

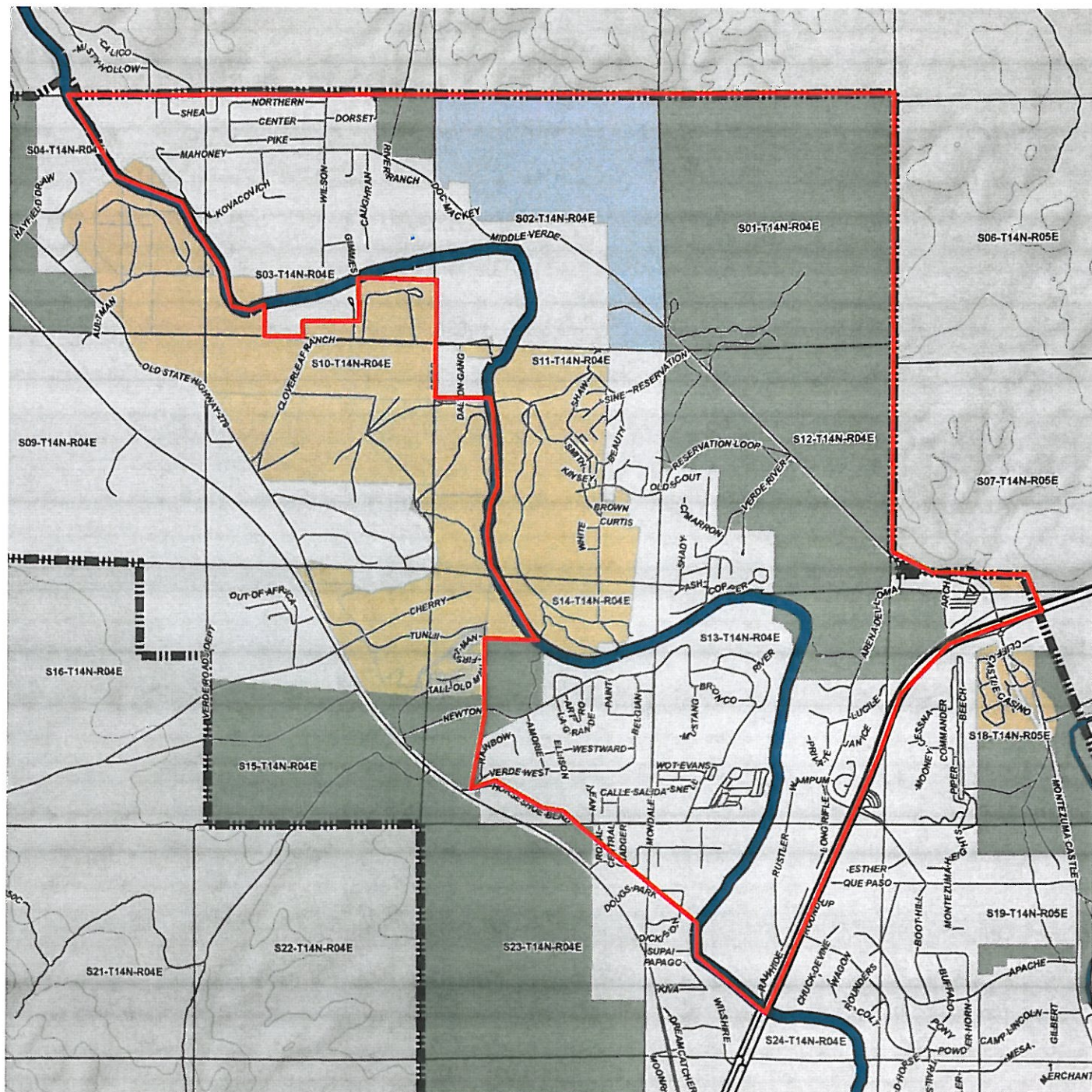
B.J.

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Please consider our environment before printing this email. P

MIDDLE VERDE CHARACTER AREA MAP

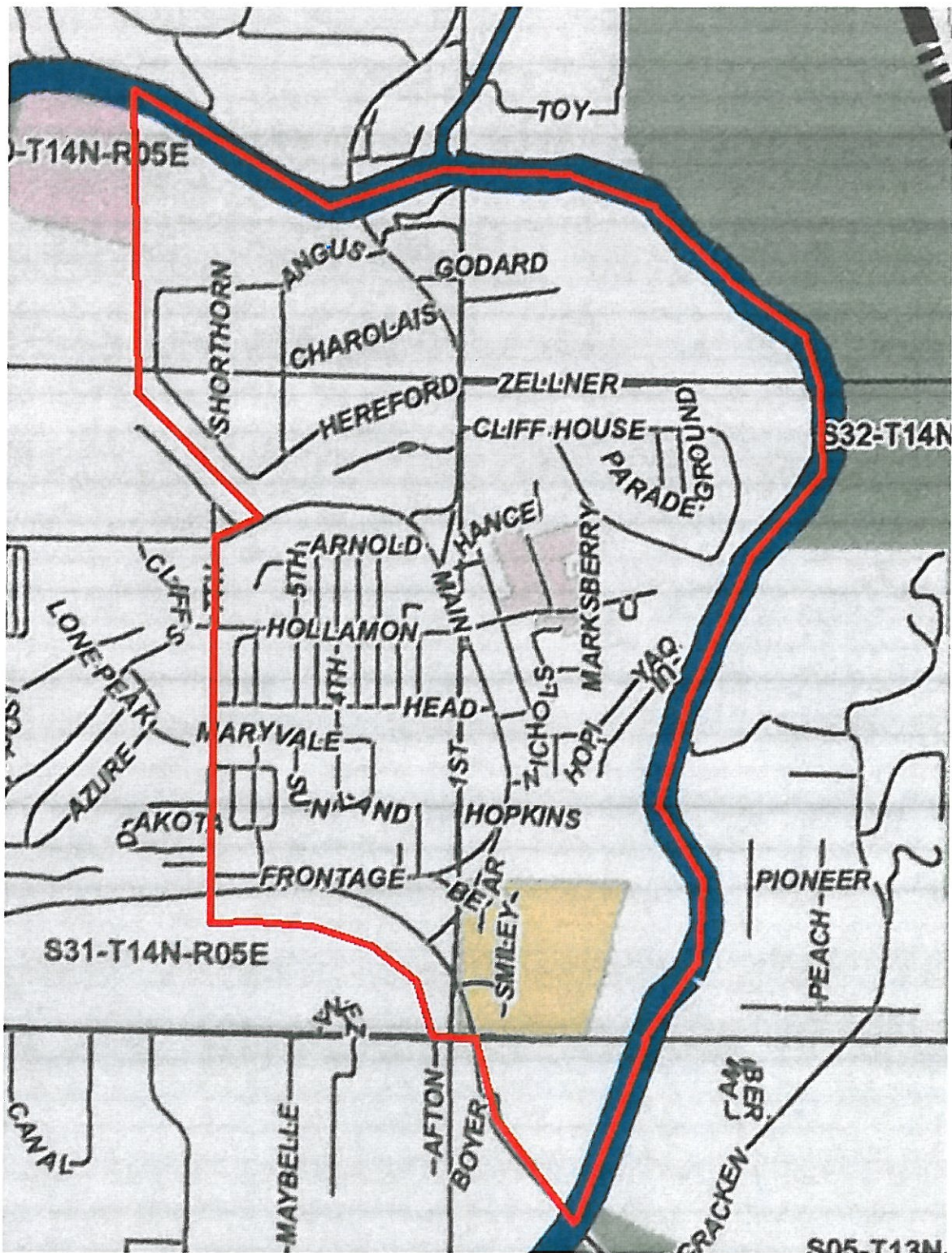


PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

(3/17/14) LAND USE; MIDDLE VERDE CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Middle Verde character area is approximately (insert size) square miles in size, and primarily consists of rolling hills and cliffs with natural drainage southwest of the Verde River.</p> <p>The North and East borders of this character area are defined by the Town of Camp Verde's boundary lines. The Southeast border of this character area is defined by Interstate 17, where it meets the Verde River and travels Northeast until it reaches Town boundaries. The Southwest portion of this character area is defined primarily by the Verde River and Yavapai-Apache Nation Trust Land that is located northeast of State Route 260. The Southwest border of this character area also follows along portions of Rainbow Drive and Horseshoe Bend Drive.</p> <p>A significant portion (insert %) of this character area is comprised of State and U.S Forest Service owned land. The Yavapai-Apache Nation Trust Land also accounts for (insert %) of the land in the Middle Verde character area.</p> <p>The Verde River flows throughout the entire Middle Verde character area, approximately (insert mileage), and is an integral component to land uses within this character area.</p> <p>Much of the Middle Verde character area is classified as limited high density residential or rural agricultural in nature and two acre minimum in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Buena Vista Estates • El Rancho Acres • Equestrian Estates • Freeway Acres • Golden Heights • Horseshoe Bend Ranches • Las Estancias Unit 1-3 • Liberty Hill Park • Overlook Acres • Park Verde Estates • Park Verde Estates Plat 2-3 • Rainbow Acres • Rio Verde Vista • River Ranch Estates • The Willows at Camp Verde • Two Ponds Estates • Verde Glen Terrace • Verde River Estates 1-4 • Verde River Meadows #2 • Verde West Acres • Verde West Acres 2 • Verde West Estates • Verde West Estates 2 • Yavapai-Apache Nation <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Agricultural • Event Venues • Group Care Facilities • Guest Ranches • Public Facilities • RV Parks 	<p>Major Roads:</p> <ul style="list-style-type: none"> • Arena Del Loma Road • Rustler Trail • Horseshoe Bend Drive • Interstate 17 • Middle Verde Road • Caughnan Road • - Reservation Loop Road • - Verde River Drive • Park Verde Road • Verde West Drive <p>Major Interchanges:</p> <ul style="list-style-type: none"> • Interstate 17 and Middle Verde Road <p>Major Intersections:</p> <ul style="list-style-type: none"> • Middle Verde Road and Arena Del Loma Road • Middle Verde Road and Reservation Loop Road <p>Major Trails:</p>	<p>Event Venues:</p> <ul style="list-style-type: none"> • Jackpot Ranch <p>Historic Sites:</p> <ul style="list-style-type: none"> • Frying Pan Ranch/EA Jordan Homestead <p>Neighborhood Services:</p> <ul style="list-style-type: none"> • Kovacovich Farm • Middle Verde Cemetery • Rainbow Acres • Willowbrook Farm <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Arturo Neighborhood Park <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> • Eureka Ditch • OK Ditch • Verde/Woods Ditch <p>Yavapai-Apache Nation:</p> <ul style="list-style-type: none"> • Middle Verde Tribal Community <p>Historic Sites:</p> <ul style="list-style-type: none"> • BIA Building • Cloverleaf Ranch <p>Neighborhood Services:</p> <ul style="list-style-type: none"> • Middle Verde Rock Church • Public Facilities 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to 4 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 11 dwelling units per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • C2 located near Interstate 17 and Middle Verde Road, West to Arena Del Loma and South to the existing U.S Forest Service boundary. • C2 located near Verde West Drive and Horseshoe Bend Drive. • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • Agricultural Use • RS/C1/C2 located near Interstate 17 and Middle Verde Road, West across Arena Del Loma to the Verde River and South along both sides of Arena Del Loma to the existing U.S Forest Service boundary to Lucile Circle and North Private Drive. • RS/C1/C2 located near Verde West Drive and Horseshoe Bend Drive. • RS/C1/C2 on both sides of Middle Verde Road from Arena Del Loma Northwest to Reservation Loop Road. • Open Space • Public Facilities

HISTORIC DOWNTOWN CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

(4/4/14) LAND USE, HISTORIC DOWNTOWN (UPTOWN, DOWNTOWN, FORT VERDE, MAIN STREET) CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Historic Downtown character area is approximately (insert size) square miles in size. Home to Camp Verde's Historical Society, this character area also contains many of Camp Verde's historical points of interest including the former Camp Verde Elementary School and the Fort Verde State Historic Park, which is listed on both the National and State Register of Historic Places.</p> <p>While the Verde River does not flow directly through the Historic Downtown character area, it plays a significant role in defining its boundaries.</p> <p>The Verde River borders this character area on the North and East for approximately (insert mileage) miles. The southern boundary line runs South of State Route 260 from 7th Street to Salt Mine Road, then along State Route 260 until it reaches the Verde River. The West border of this character area abuts Arizona State Park Land South of the Verde River. Verde Outpost Townhouses, Verde Outpost Townhouses Attended Plat, Finnie Flat Road, and 7th Street.</p> <p>The Yavapai-Apache Nation Camp Verde Tribal Community is located within the Historic Downtown character area and is approximately (insert size) square miles in size.</p> <p>The Historic Downtown character area is mix of land uses. Housing densities include single and multi-family residences. Housing types include site-built, modular and manufactured homes. Commercial land uses include small pockets of Residential Services, C1, and C3, with a majority of the commercial land use being C2, located on both sides of Main Street from Finnie Flat Road South to State Route 260.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> • Arnold Terrace • Camp Verde Townsite • Camp Verde Heights • Copper Canyon Vista • Fort River Caves • Loma Linda • Lower Verde Yavapai- Apache Reservation • Military Reserve Addition • Unrecorded 34 • Ranch Acres • Townsite Of Camp Verde Sub. Of Lot 7 Block 2 • Tres Rios • Verde Hills • Yavapai-Apache Nation <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> • Charter Schools • Group Care Facilities • Medical Services • Restaurants • Retail Sales 	<p>Major Roads:</p> <ul style="list-style-type: none"> • 1st Street • 7th Street • Black Bridge Road • Charolais Drive • Cliff House Drive • Finnie Flat Road • General Crook Trail • Head Street • Hereford Street • Hollamon Street • Main Street • Montezuma Castle Highway • State Route 260 • Zellner Lane <p>Major Interchanges:</p> <p>Major Intersections:</p> <ul style="list-style-type: none"> • Finnie Flat Road and 7th Street • Finnie Flat Road, Main Street and Montezuma Castle Highway • Main Street and Hollamon Street • Main Street and Head Street • Main Street and State Route 260 • 1st Street and General Crook Trail • Montezuma Castle Highway and Cliff House Drive • Montezuma Castle Highway and Hereford Drive • Montezuma Castle Highway and Charolais Drive • Montezuma Castle Highway and Zellner Lane • Montezuma Castle Highway and Black Bridge Road • State Route 260 and 7th Street <p>Major Trails:</p>	<p>Community Services:</p> <ul style="list-style-type: none"> • Camp Verde Community Library • Camp Verde Fire District • Camp Verde Historical Society • Camp Verde Town Hall • Camp Verde Marshal's Office <p>Historic Sites:</p> <ul style="list-style-type: none"> • Assemblies of God Church Hall • Boler's Motel • Camp Verde Elementary School • Camp Verde Jail • Camp Verde Pumphouse • Camp Verde Stage Stop & Boarding House • Camp Verde Teacherage • Canster & See's Verde Valley Club • Ice House/Milk Depot • Claude & Ralph Wingfield Store/ Boler's Bar • Crook's Trail Antiques Store • Frank Tompkins Barber Shop/Nursanickel Second • Hand/Drienger's Saddle/Zellner's Guns • Old Camp Verde Dance Hall/ Goswick Hall/Beckett Theatre • Old Rock Church • Suter's Store, Wingfield Mercantile & Camp Verde State Bank • Verde Valley Garage/ Thurman Power's Garage • Verde Valley Mercantile Company • Wait's Shoe Repair & Justice of Peace <p><i>* Various private residences along 1st St., 2nd St., Coppinger St., Head St., Hollamon St., Hance St., Meckem Ln, Nichols St, and Woods St.</i></p> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> • Community Center Park • Fort Verde State Historic Park • Rezonico Family Park <p>Water Resources:</p> <ul style="list-style-type: none"> • Verde River • Irrigation Ditches: <ul style="list-style-type: none"> • Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> • Consists of varying densities ranging from 0 to [insert number] dwellings per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> • RS North of General Crook Trail between 7th Street and Park Drive • C1 on the East side of the intersection of 7th Street and Finnie Flat Road • C1 on the West side of the intersection of 2nd Street and Hollamon Street • C1 on the South end of Woods Street near Main Street • C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane • C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive • C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street • C2 on both sides of Main Street from Finnie Flat Road South to State Route 260 • C2 on the South side of State Route 260 between 7th Street and Main Street • C3 on both sides of Montie Verde Lane • Open Space • Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> • RS North of General Crook Trail between 7th Street and Park Drive (Staff) • RS/C1 on the East side of the intersection of 7th Street and Finnie Flat Road (Staff) • RS/C1 on the West side of the intersection of 2nd Street and Hollamon Street (Staff) • RS/C1 on the South end of Woods Street near Main Street (Staff) • RS/C1/C2 on the East side of Montezuma Castle Highway between Cliff House Drive and Zellner Lane (Staff) • RS/C1/C2 on the North and South side of Cliff House Drive prior to the intersection of Silver Bugle Drive (Staff) • RS/C1/C2 on the East and West side of Montezuma Castle Highway from Cliff House Drive South to Main Street (Staff) • RS/C1/C2 on both sides of Main Street from Finnie Flat Road South to State Route 260 <ul style="list-style-type: none"> ◦ Preferred use encouraged in C1/C2 with limited definitions that encourage a small town "main street" atmosphere. (Sub) • RS/C1/C2/C3 on both sides of Montie Verde Lane (Staff) • Open Space • Public Facilities